



## WINCHESTER HILL BUSINESS PARK

Winchester Hill, Romsey, Hampshire SO51 7UT

INDUSTRIAL INVESTMENTS FOR SALE | From 1,894 sq.ft to 2,239 sq.ft



HELLIER  
LANGSTON

## Description

Winchester Hill Business Park is a new build industrial development comprising 9 units in total, located in a prime position just outside the centre of Romsey close to local amenities. Construction completed in 2023.

Accessed via the A3090, the units sit in close proximity to Romsey train station as well as providing excellent motorway access. Junction 3 of the M27 is just 7 minutes away and Junction 12 of the M3 is just a 12 minute drive.

Winchester Hill Business Park is a newly designed and built light industrial development offering various sized units with flexible use ground floor industrial space as well as first floor office accommodation to suit a wide variety of business uses.

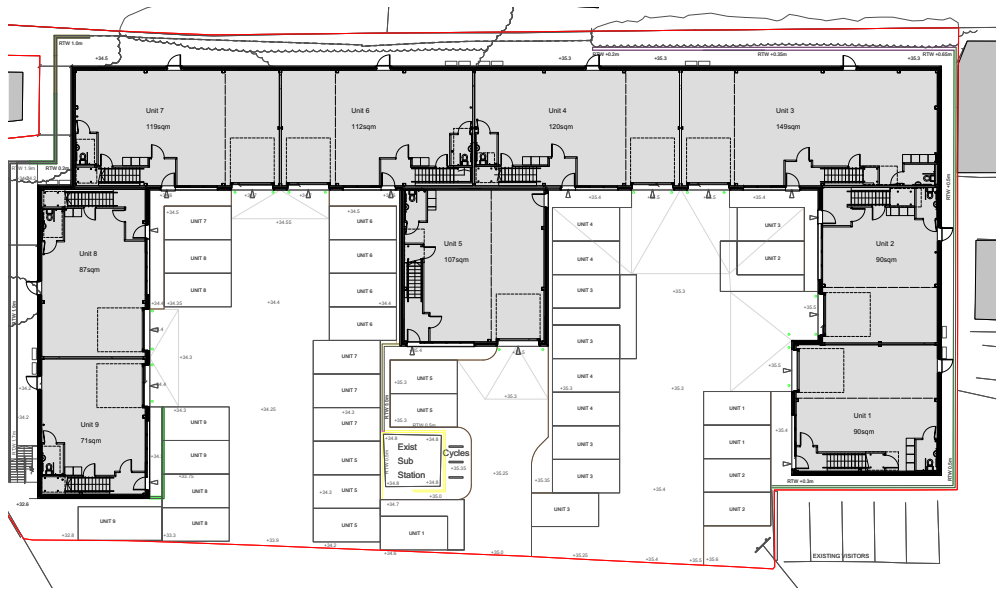
Each unit has been fitted with useful brew up areas and WC's over 2 floors, carpets and neutral décor throughout. There is gloss grey kitchen units, concrete effect worktop, stainless steel 1 bowl sink & tap in brew up areas, grey oak foil doors with dual finish ironmongery to first floor office, skirting trunking to first floor & white electric face plates and white sanitary wear with chrome brassware and splashbacks, air-conditioning with panel heaters to WCs, fire alarm, suspended ceilings to ground floor, exposed to first floor and carpet tiles to first floor office with vinyl to WCs.

## Summary

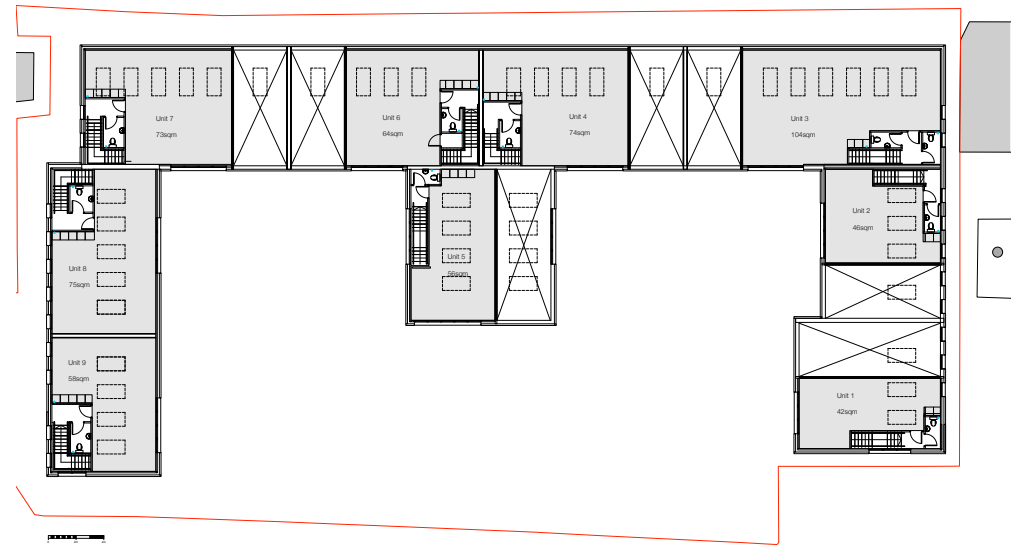
-  Allocated parking
-  LED lighting throughout inc. High Bay
-  EPC A ratings
-  Power floated insulated concrete floor
-  Solar PV panels
-  Ground floor industrial
-  First floor offices
-  Powered roller door
-  BT Openreach Fibre broadband line to each unit
-  3 phase power
-  Air-conditioning to both floors



## Floor Plans

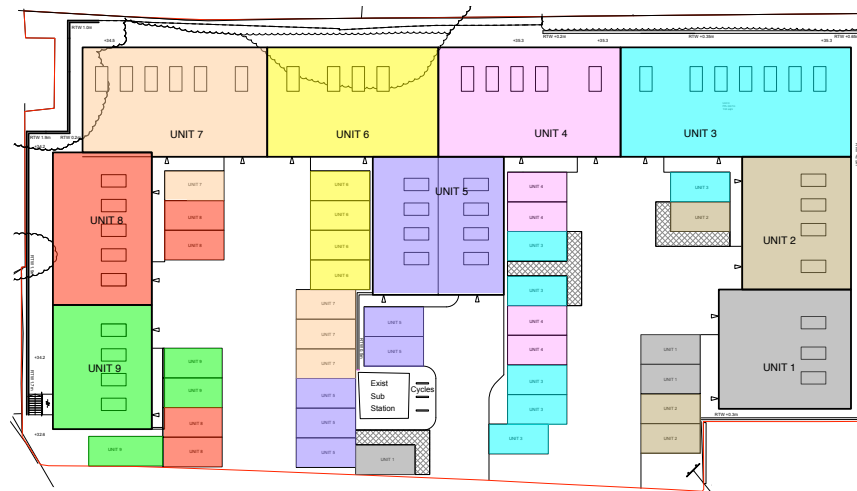


Ground Floor



First Floor

## Parking Plan





## Accommodation & Pricing

The accommodation has been measured in accordance with the RICS Code of Measuring practice (6th Edition) to GIA as follows (taken from Architects layout plans):

Floor	Ground	First	Total GIA	Price
Unit 4	1,292	947	2,239	£537,360
Unit 8	936	958	1,894	£464,000

Prices are exclusive of VAT at the prevailing rate. Rents are exclusive of rates, & all other outgoings.

## Tenure

Each property is available freehold subject to the occupational lease granted.

Unit 4 is let by way of a new 10 year FRI lease (no breaks) from February 2024 at a rent of £33,585 per annum with upward only RPI linked rent reviews every 3rd anniversary. The asking price reflects a Gross Initial Yield of 6.25%.

Unit 8 is let by way of a new 10 year FRI lease (6th year tenant break) from August 2024 with upward only RPI linked rent reviews every 3rd anniversary. Rent Yr 1 £14,500 per annum, Yrs 2-3 £29,000 per annum.

## EPC Rating

Rating - A

## Planning

Detailed planning permission has been granted for the units based upon Class E(g)(ii or iii) rating for business use classified as research and development or light industrial.

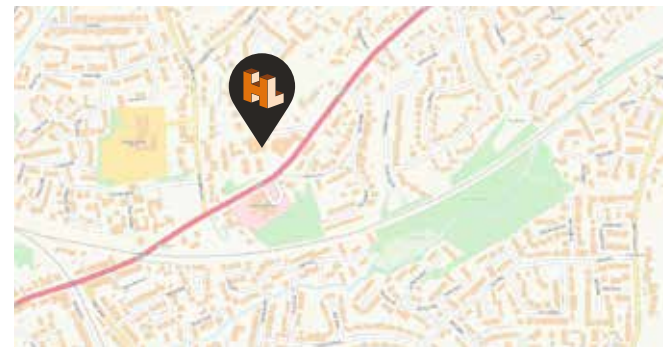
All interested parties are advised to make their own enquiries to the Local Planning Authority for confirmation.

## Location

Winchester Hill Business Park is located on the north side of Winchester Hill within the town of Romsey. The site is adjacent Snows Peugeot Garage, The Co-operative food store and Texaco filling station.

The site has excellent road communications with M27 Junction 3 within 5.9 miles and M3 Junction 10 & 12 within 8 miles.

Romsey town centre and train station are 0.9 miles to the west.



## Rateable Value

The units are assessed individually by the VOA as Workshop & Premises with the following ratings:-

Unit 4 - £28,000  
Unit 8 - £24,000

The 2024/2025 standard rate multiplier to determine rates payable is 0.546 pence and small business multiplier 0.499 pence.

Tenants are responsible for business rates.

## Estate Charge

An Estate Charge is levied with amount being payable £0.34 per sq.ft per annum subject to annual revision. Payable by tenants.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves. The units are elected for VAT.

## Viewing

Strictly by appointment with the joint sole agents Hellier Langston and Keygrove.

## AML

In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Schedule an appointment

[www.hlp.co.uk](http://www.hlp.co.uk)

T: 01329 220 111

E: [fareham@hlp.co.uk](mailto:fareham@hlp.co.uk)

T: 02382 022 111

E: [southampton@hlp.co.uk](mailto:southampton@hlp.co.uk)

Contact our investment team

Patrick Mattison

T: 07926 581 464

E: [patrick@hlp.co.uk](mailto:patrick@hlp.co.uk)

